**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220540888**

Karen Johnson Davidson County
Batch# 855812 DEEDWARR
05/16/2022 10:38:03 AM 2 pgs
Fees: $13.00 Taxes: $16,650.00

20220516-0055865

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $4,500,000.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 2022.

Notary Public
My Commission Expires:

ASHLEY SCARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| MSMS Properties Trust | New Owner | Tax Parcel ID No. |
| 328 and 316 White Swans Crossing | | 158 11 0A 003.00 (Lot 3) |
| Brentwood TN 37027 | | 158 11 0A 004.00 (Lot 4) |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catalyst Properties, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MSMS Properties Trust** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and Lot No. 4 on the Final Plat of Cambridge Downs Subdivision of record as Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catalyst Properties, LLC., a Tennessee limited liability company, by Warranty Deed from Melody Crunk Telfer n/k/a Melody Crunk Cates, married, of record in Instrument No. 20210125-0010493, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021 and recorded on January 25, 2021.

Being the same property conveyed to Melody Crunk Telfer, by Quitclaim Deed from John T. Crunk, Jr., of record in Instrument No. 20121231-0120701, in the Register's Office of Davidson County, Tennessee, dated December 20, 2012 and recorded on December 31, 2012.

Being the same property conveyed to John T. Crunk, Jr., by Quitclaim Deed from Ralph W. Mello, of record in Instrument No. 20121231-0120700, in the Register's Office of Davidson County, Tennessee, dated December 20, 2012 and recorded on December 31, 2012.

Being the same property conveyed to Ralph W. Mello, by Quitclaim Deed from Telfer Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20111230-0102271, in the Register's Office of Davidson County, Tennessee, dated December 29, 2011 and recorded on December 30, 2011.

Being the same property conveyed to Telfer Investments, LLC, Tennessee limited liability company, by Warranty Deed from Charlotte W. Goldston, of record in Instrument No. 20051230-0156841, in the Register's Office of Davidson County, Tennessee, dated December 22, 2005 and recorded on December 30, 2005.

Being the same property conveyed to Telfer Investments, LLC, Tennessee limited liability company, by Warranty Deed from Charlotte W. Goldston, of record in

Instrument No. 20051116-0138401, in the Register's Office of Davidson County, Tennessee, dated November 14, 2005 and recorded on November 16, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cambridge Downs Subdivision, as recorded in Instrument No. 20050727-0087930.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050727-0087931, as Amended in Instrument No. 20130507-0045867 and Instrument No. 20200522-0053641.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8339, Page 290; Book 8339, Page 295; Book 8531, Page 533; Book 9129, Page 478 and Book 9190, Page 244.

Easement for Ingress and Egress, recorded in Book 8745, Page 744.

Easement for Encroachment, recorded in Instrument No. 20030808-0113196.

Rights of upper and lower riparian owners to the flow of the waters of the Retention/Detention pond, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Retention/Detention pond river (or creek).

This is improved property located at 328 and 316 White Swans Crossing Brentwood TN 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 13th day of May, 2022.

Catalyst Properties, LLC

By: _____, Agent
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Catalyst Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of May, 2022.

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024